

*Northwest Territories Condominium Ordinance*

Second, I want to say that the relationship we have developed can do nothing but good for the House of Commons. The working arrangements that have been developed among the House Leaders are the best that I have had in many years.

**Some Hon. Members:** Hear, hear!

**Mr. Deans:** We operate in as close to a non-partisan way as is humanly possible in the circumstances.

**Mr. Gauthier:** Did you get a card?

**Mr. Deans:** I did not get a card.

**Some Hon. Members:** Oh, oh!

**Mr. Deans:** I think that that co-operation, though it is not always reflected in the partisan debate which takes place in the House of Commons, has to be recognized as a vital and important part of the ongoing work of the House.

I want to express, as I did earlier today, to the Members and to all others who are here and present, those who work for and on behalf of the House of Commons, the desire of this Party that they should enjoy the holiday season, that they should enjoy next year, and that it be a fruitful and worth-while year for everyone.

On behalf of my colleagues and my Leader, and I think on behalf of everyone, I say to the country at large that we want 1985 to be a year in which people can fulfil the kinds of dreams and ambitions they hold for themselves and others, and that it be a year in which the sharing of responsibility and the concern for others in Canada and around the world will become the uppermost concern of everyone.

**Some Hon. Members:** Hear, hear!

**Mr. Speaker:** There is unanimous consent, I take it, for the introduction of the order:

That, notwithstanding the provisions of Standing Order 3, once consideration of Private Members' Business No. 65 has been completed or, in any case, at the usual hour of adjournment this day, the House shall stand adjourned until 11:00 o'clock a.m. on Monday, January 21, 1985.

Is there unanimous consent?

**Some Hon. Members:** Agreed.

Motion (Mr. Hnatyshyn) agreed to.

**Mr. Speaker:** Before we go to Private Members Business, may I just say that there have been new experiences for many of us this year. The Speaker wants everybody here to know that you are a fine bunch of men and women.

**Some Hon. Members:** Oh, oh!

**Mr. Speaker:** The Speaker and his wife wish you all a very merry Christmas. I want to say to the Table Officers and to the Pages of the House that when the House Leaders indicated we are all blessed to have you, they were speaking only in short terms what we all deeply feel, that we are extraordinarily blessed by the services that are rendered by our people in this Chamber.

It being four o'clock, the House will now proceed to the consideration of Private Members Business as listed on today's Order Paper.

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## PRIVATE MEMBERS BUSINESS—PUBLIC BILLS

[English]

### NORTHWEST TERRITORIES CONDOMINIUM ORDINANCE VALIDATION ACT

MEASURE TO ENACT

**Mr. Dave Nickerson (Western Arctic)** moved that Bill C-214, an Act to validate the Northwest Territories Condominium Ordinance be read the second time and referred to the Standing Committee on Health, Welfare and Social Affairs.

He said: Mr. Speaker, if the subject of debate is the validation of condominium legislation in the Northwest Territories, one can only conclude that it must be Friday afternoon in the House of Commons.

The object is to resolve a technicality in the present law which prevents the construction of condominiums in the Territories, and I might say the same is also true of the Yukon. The objective is to provide reasonably priced housing, of which there is a shortage in the north as there is in many other places throughout Canada. The request for this legislation comes from the Government of the Northwest Territories and individual MLAs from all three political Parties represented. It also comes from the City of Yellowknife, in particular, and His Worship the Mayor, Don Sian, and from the real estate fraternity as well as from individuals who would like the opportunity to own and invest in condominiums.

When condominiums started to be constructed throughout Canada, in 1969 a condominium ordinance was passed by the Territorial Legislature. It is, Sir, a model Act. It is based on provincial Acts. It does not diverge from them in any way. I suspect the advice of the law commissioners was taken in the drafting of this legislation. It governs the regulation of condominium corporations, the title to common areas by condominium corporations, title to individual units therein, and the relationships between a condominium corporation and the holders of individual units. However, it was found that there was a conflict with the federal Act, the Land Titles Act. As a consequence, the condominium ordinance was *ultra vires*.

What we are trying to do today is to put this matter to right. The Land Titles Act has a long and honourable history going back to Confederation. It deals with things like the concepts of dower and courtesy. Anybody who is familiar with medieval matrimonial law will know all about this, but it does not deal with the condominium concept. The condominium concept